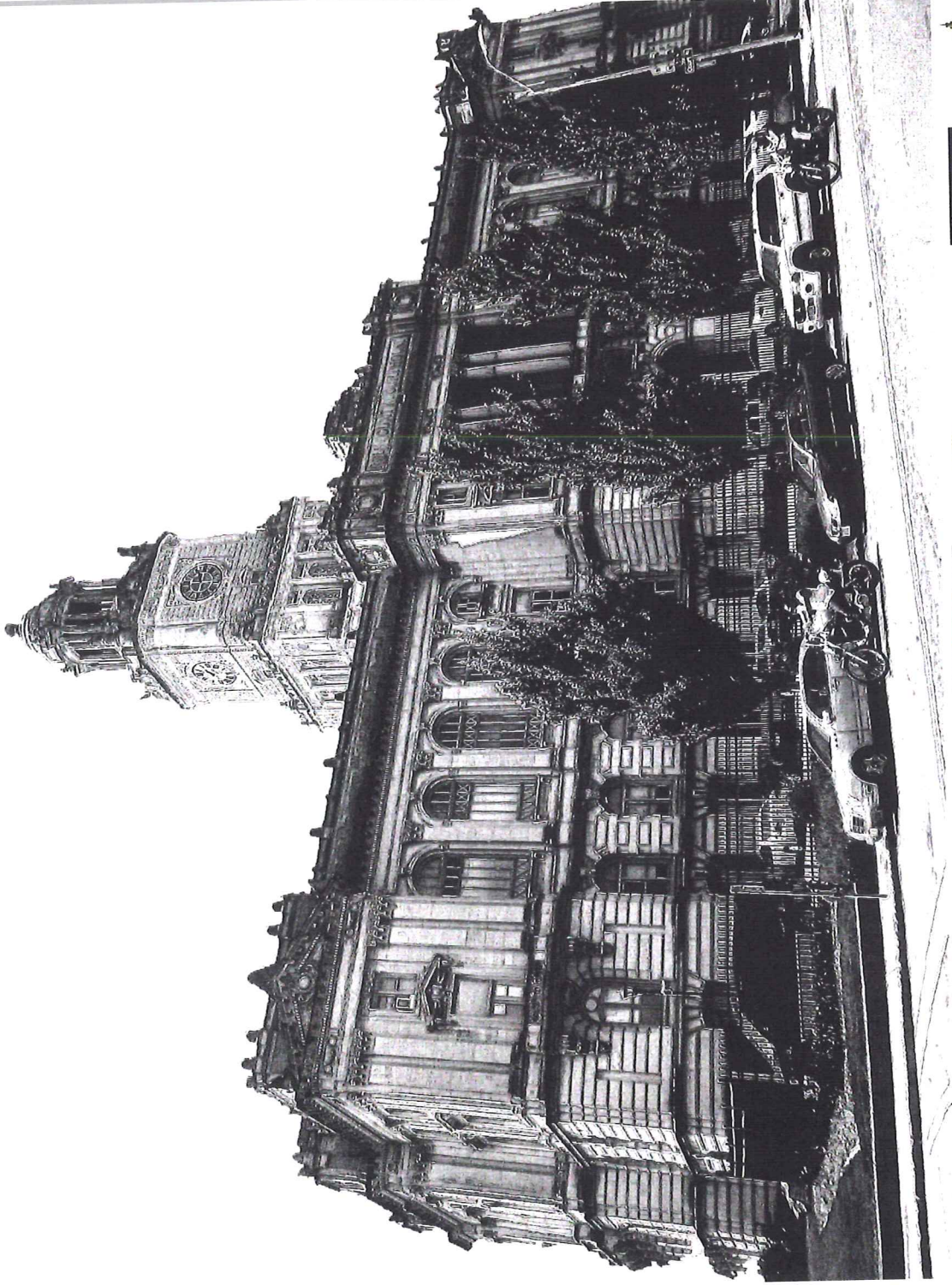
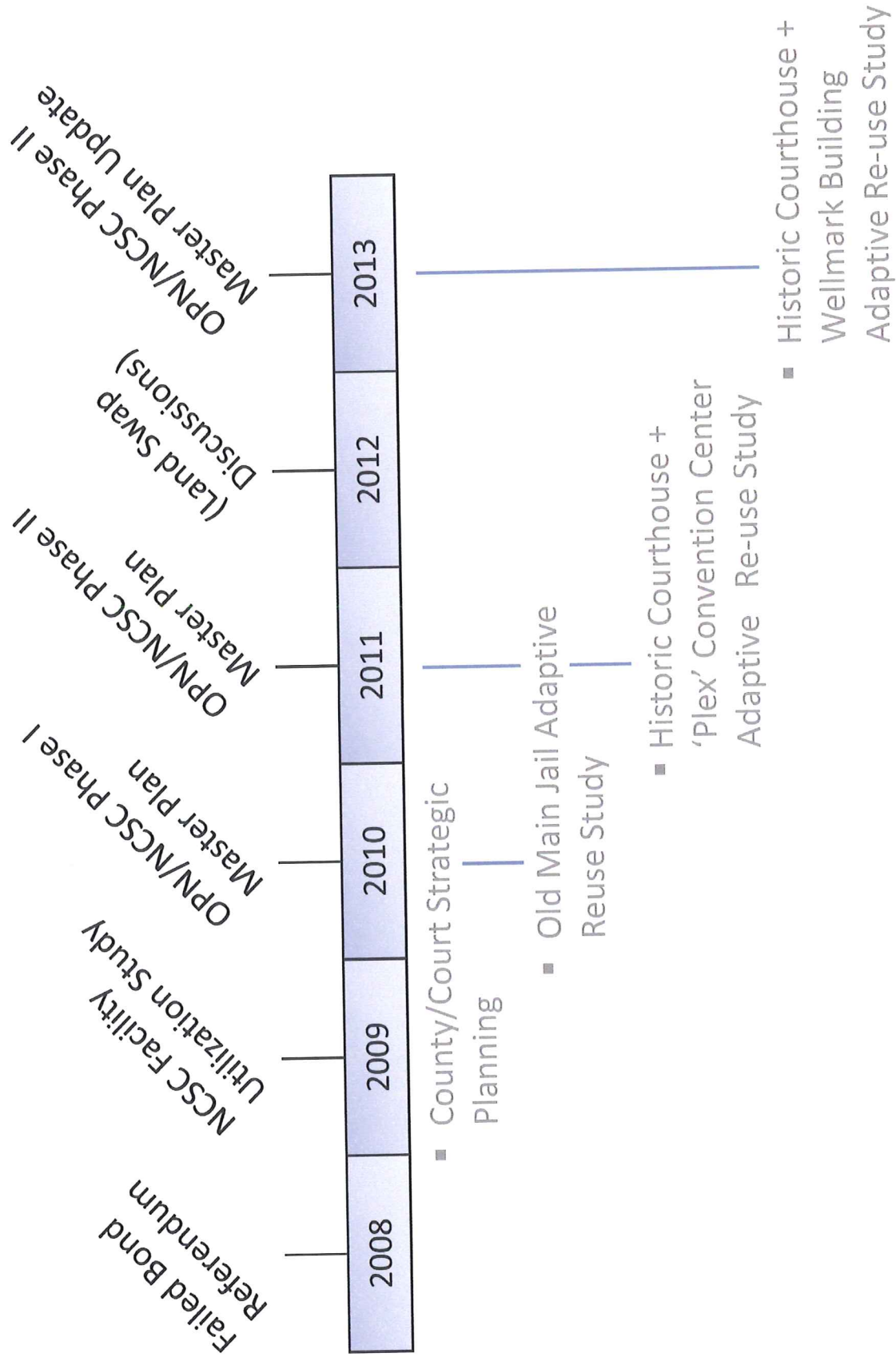


POLK COUNTY

FIFTH JUDICIAL DISTRICT MASTER PLAN



Polk County Courts Master Plan Timeline



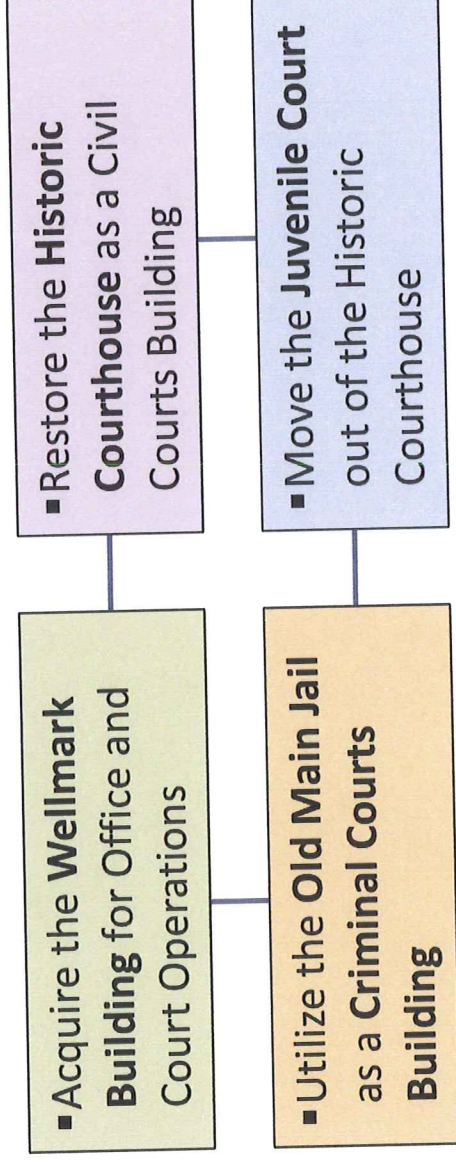
Issues Affecting Court Space Planning

2009 Issues Analysis

1. Court System Growth
2. Court Decentralization
3. Collegial Chambers and Shared Courtrooms
4. Court Calendaring
5. Juvenile Court Relocation
6. Technology
7. Night Court
8. Alternative Dispute Resolution (Mediation)
9. Parking
10. Courthouse Security and Safety
11. Jury Management

Strategic Vision and Key Directions (2009)

Vision



Key Directions

- Phase Expansion Incrementally
- Coordinate Phasing With Anticipated Increase in Judgeships
- Create a Judicial Campus Organized by Major Functional Areas:
 - ⇒ Criminal Court
 - ⇒ Civil Court
 - ⇒ Magistrate/Juvenile Court
 - ⇒ Old Main Jail
 - ⇒ Historic Courthouse
 - ⇒ Wellmark Building (initially)

Fundamental Space Planning Strategies

1. Separate Juvenile and Adult Adjudication While Concurrently Co-locating Juvenile Justice System Partners
2. Vacate Significant Portions of the Historic Courthouse and Phase its Restoration
3. Locate Civil Matters Exclusively at the Historic Courthouse
4. Utilize Existing County Owned Space and Reduce Dependency on Leased Space
5. Co-locate Critical Court Functions in a Judicial Campus Within Close Proximity of the Historic Courthouse
6. Ensure Facilities Can Accommodate Projected Long-term Court System Growth for 15-20 years.
7. Promote design Flexibility and Cost Savings Through Shared and Multiple-use Spaces

Updated Court System Growth Assessment (2013)

Primary Data Sources

- Current Staffing Levels
- Iowa Judicial Branch Weighted Caseload (WCL)
- Demographic Trends
- Case Filing and Workload Trends

Projection Summary



Court System Facilities Planning Targets

Court Division	Planning Projection (2030)	CHAMBERS AND COURTROOMS PROPOSED		Ratio of Courtrooms to Chambers Proposed
		*Chambers	Courtrooms	
Civil Court	19.3	22	17	0.77
Criminal Court	14.4	19	13	0.68
Juvenile Court	6.7	10	8	0.80
Magistrate Court	8.6	10	7	0.70
Totals:	49.1	61	45	0.74

*Total number of chambers proposed does not include an additional three visiting judge chambers at the Civil Court.

Program Concepts and Objectives

- Design Intent and Image
- Functional Expression
- Accessibility
- Building Organization and Zoning
- Security
- Access Control and Building Circulation
- Technology



Phase II Master Plan Program Components

Public Accommodations

- Courtroom Waiting Areas
- Entries and Main Lobbies

Courtroom Accommodations

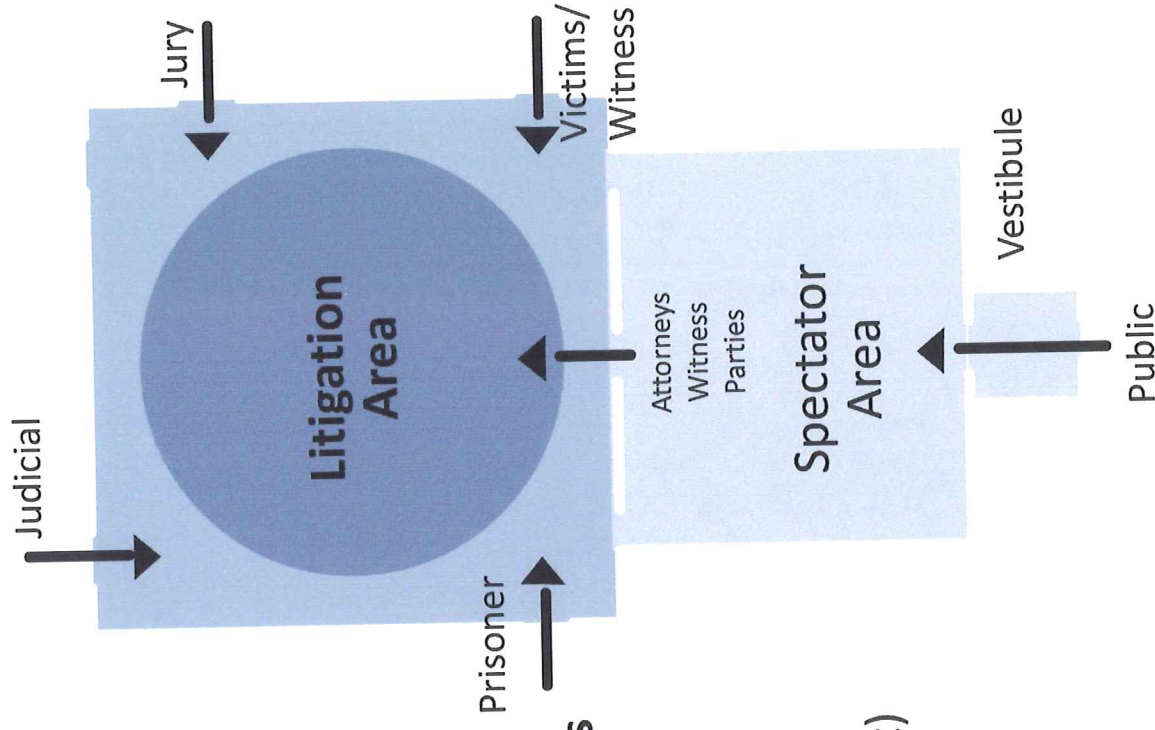
- Civil, Family, Probate,
Small Claims, Traffic

Judges Chambers and Support Areas

- Historic Courthouse
Wellmark

Courtroom Ancillary Space Accommodations

- Attorney / Client Conference Rooms
- Child Waiting Areas (Juvenile Court)
- Attorney Work Room (Juvenile Court)
- Mediation & Mediation Rooms
- Police Officer Waiting Area (Traffic Court)



Phase II Master Plan Program Components (cont.)

Juror Accommodations

- Juror Assembly/Staff Training
- Juror Deliberation Rooms (Civil Court)

Court Administration

- Executive Offices
- Visiting Judge Chambers

Clerk of the Court

- Public Counters/Public Help Areas
- Staff Work Areas
- File Storage

Juvenile Court Services Accommodations

- Staff and Client Areas

Secure Accommodations

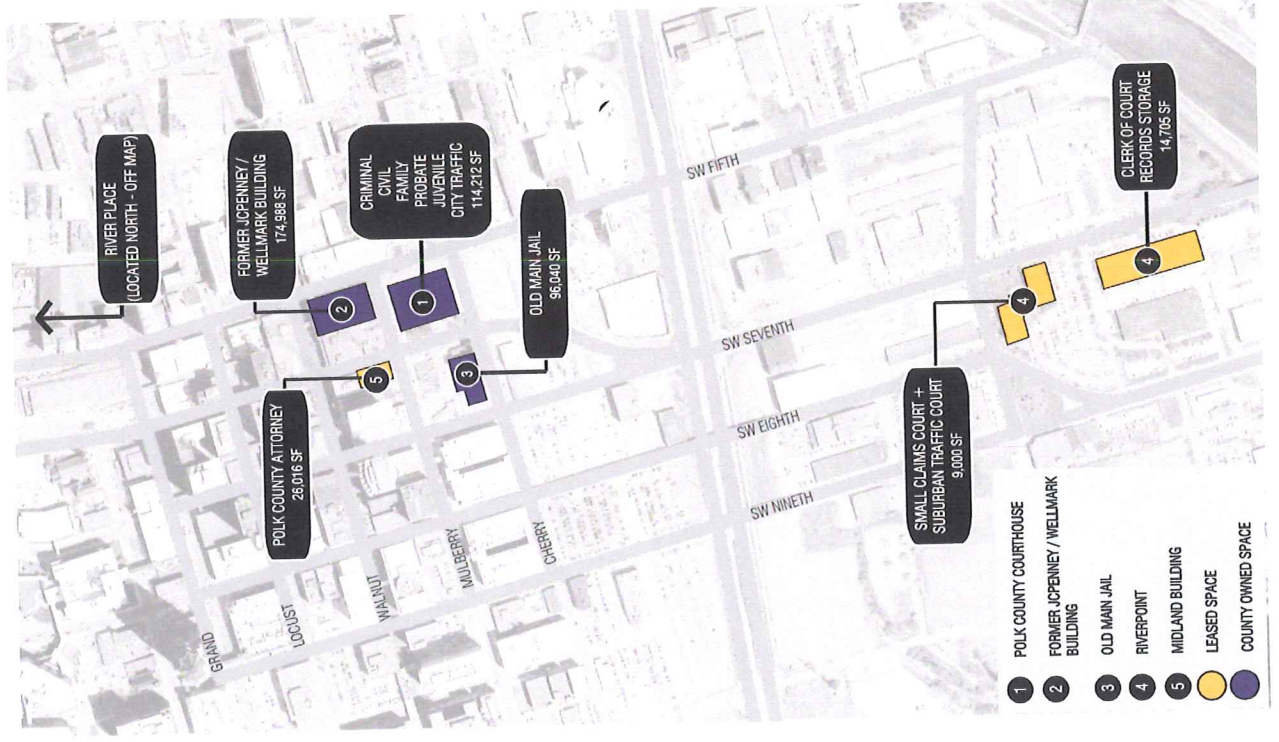
- Central Security Control
- Secure Receiving and Holding
- Secure Courtroom Holding
- Underground Tunnel



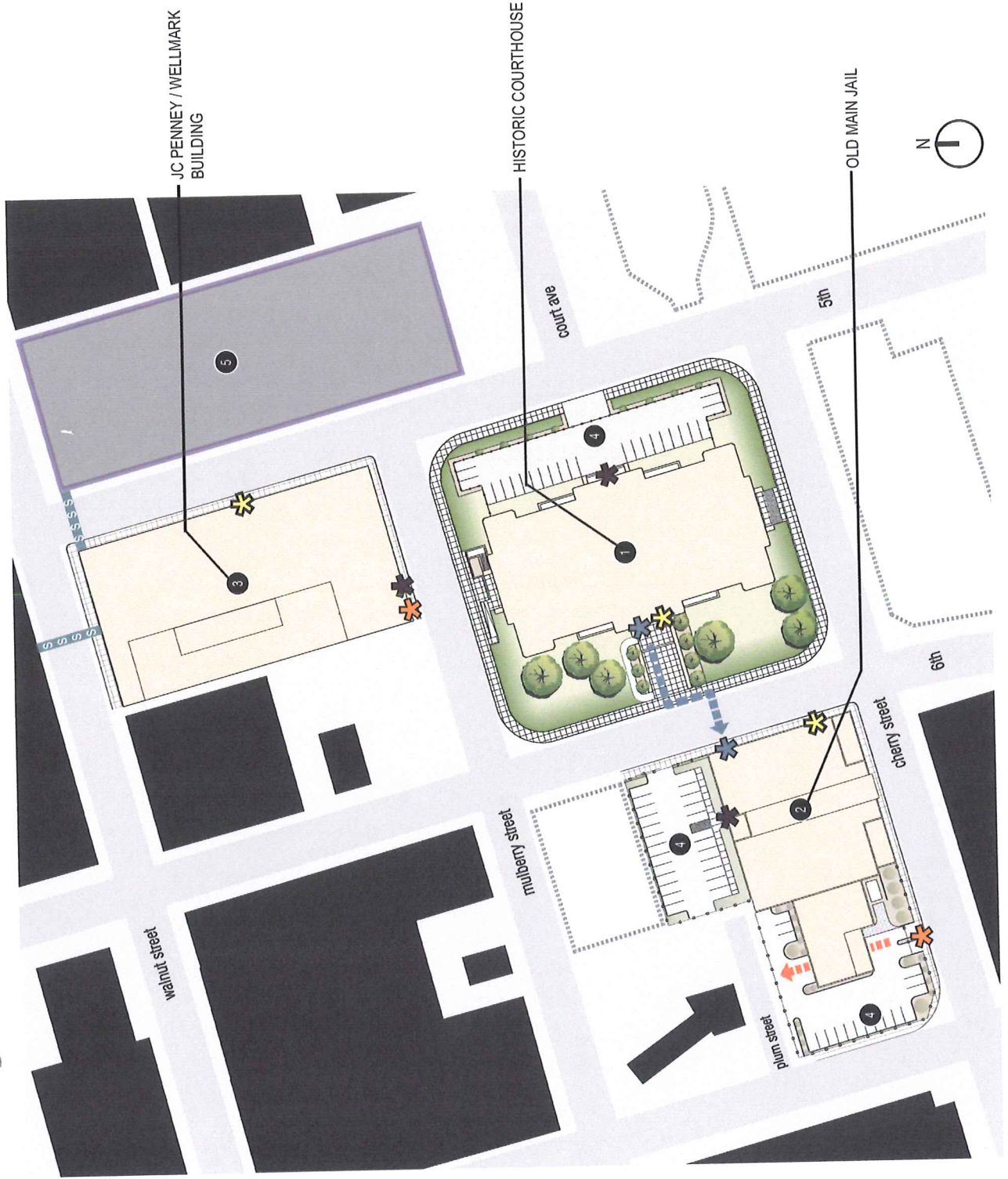
county lease / owned space

CURRENT LEASED SPACE	SQUARE FOOTAGE	TRIPLE NET LEASE COST
RIVERPOINT: SMALL CLAIMS + SUBURBAN TRAFFIC COURT	9,000	\$148,392
RIVERPOINT: CLERK OF COURT RECORDS STORAGE	14,705	\$154,752
MIDLAND BUILDING: POLK COUNTY ATTORNEY	26,016	\$279,672
TOTAL	49,721	\$582,816

COUNTY LEASED SPACE	River point - Magistrate
	Riverpoint - Record Storage
	Midland
COUNTY OWNED SPACE	Riverplace
	JC Penney / Wellmark Building
	Old Main Jail
	Historic Courthouse



proposed judicial campus



concept

**JUVENILE
COURT
SERVICES**
Polk County
River Place

**POLK
COUNTY
ATTORNEY'S
OFFICE**
Midland
Building

**CLERK
OF COURT
RECORDS
STORAGE**
Riverpoint

**SMALL
CLAIMS +
SUBURBAN
TRAFFIC
COURT**
Riverpoint

**POLK COUNTY JUSTICE
CENTER ANNEX**
[former JC Penney/ Wellmark Building]

Juvenile Court
Juvenile Court Services
Magistrate Court
[Small Claims + Traffic]
Polk County Attorney's Office
Clerk of Court Records Storage

**JUVENILE
COURT**

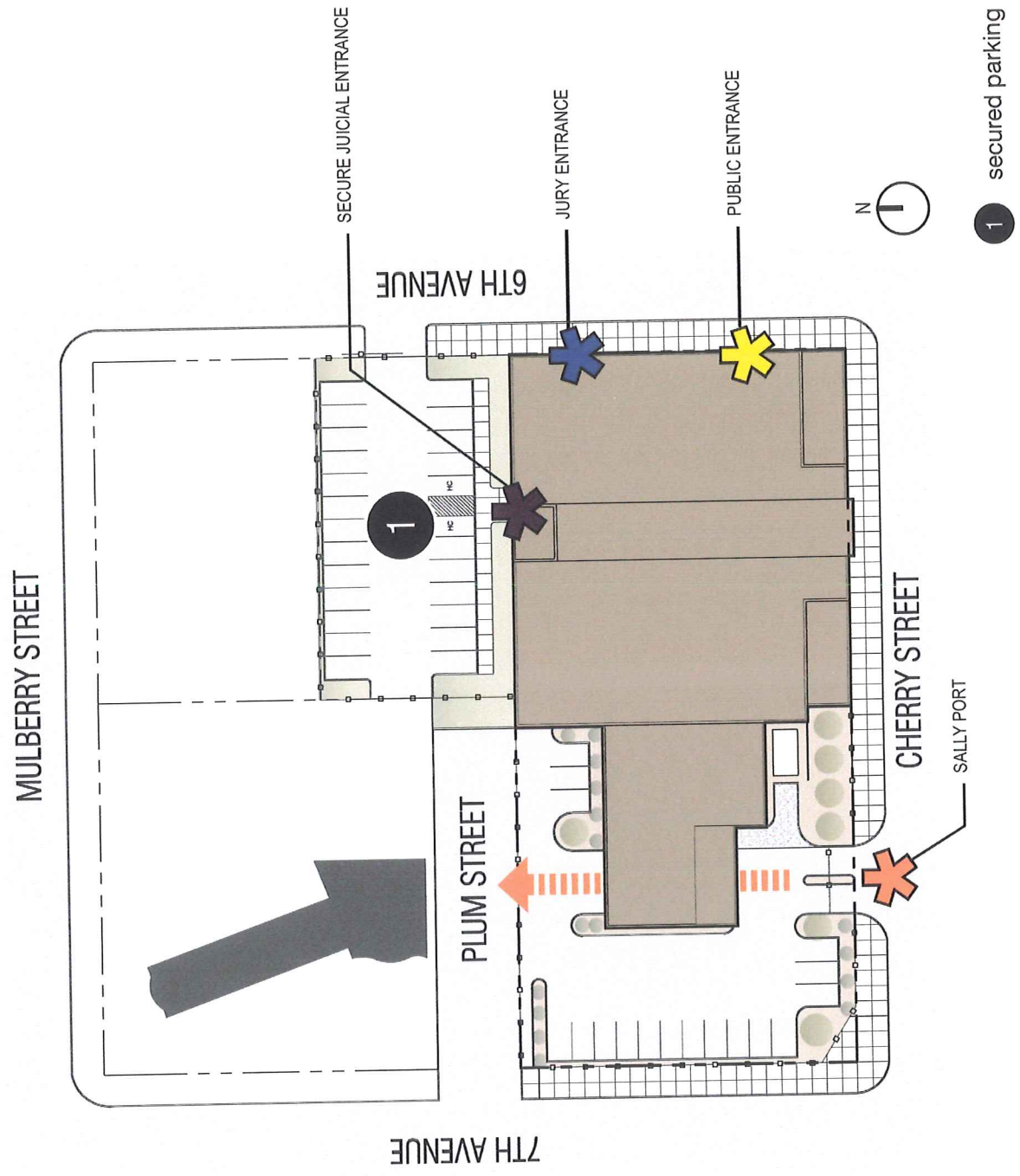
**CITY
TRAFFIC**

**CRIMINAL COURT
ANNEX**
[former Old Main Jail]
Criminal Court

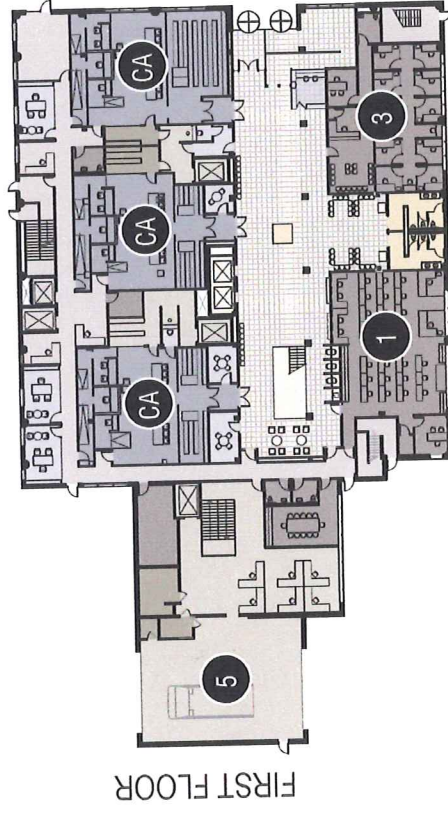
**CRIMINAL
COURT**

**HISTORIC
COURTHOUSE**
Probate Court
Civil Court
Family Court

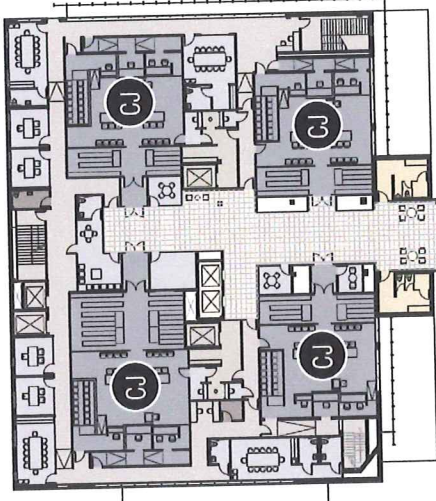
criminal courts annex - phase 1 masterplan 02/02/11



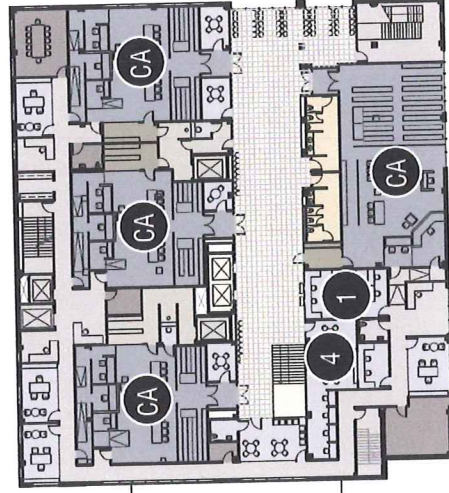
criminal courts annex - phase 1 masterplan 02/02/11



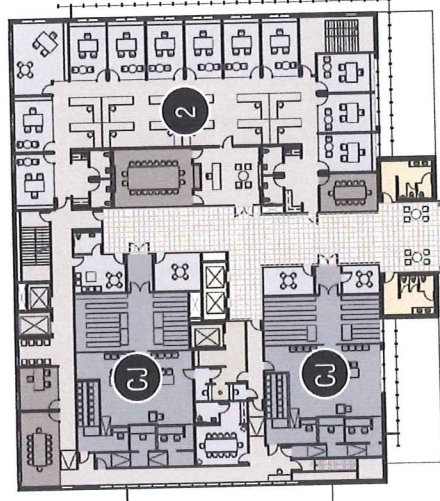
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR

- CA criminal administrative court
- CJ criminal juried court
- 1 clerk of court
- 2 collegial chambers
- 3 fifth judicial district department of community corrections
- 4 negotiation center
- 5 sally port

criminal courts annex - phase 1 masterplan 02/02/11

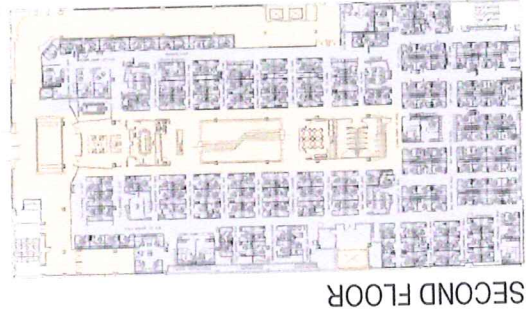


existing



proposed

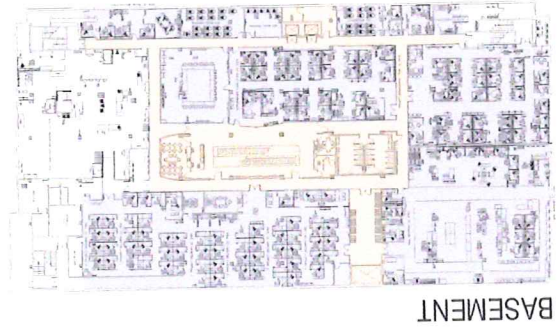
wellmark building



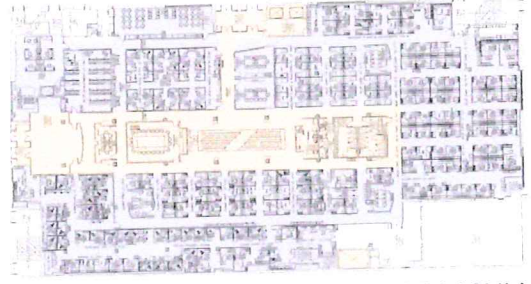
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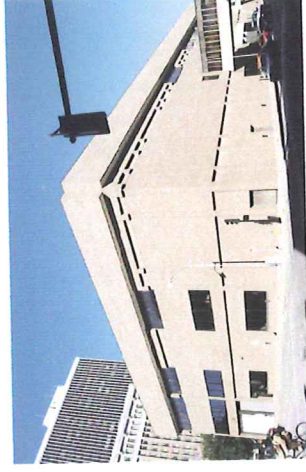
THIRD FLOOR



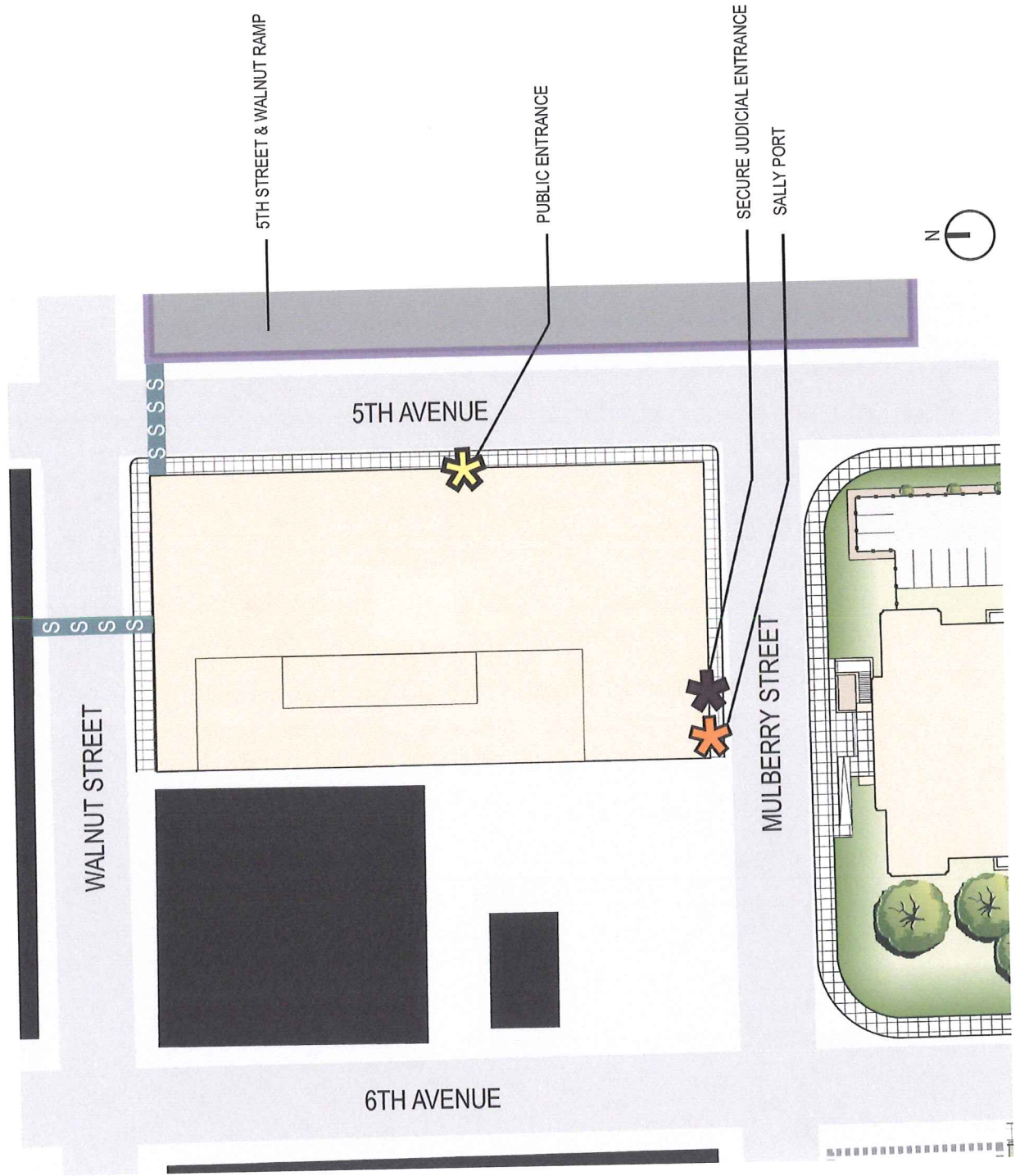
BASEMENT



FIRST FLOOR

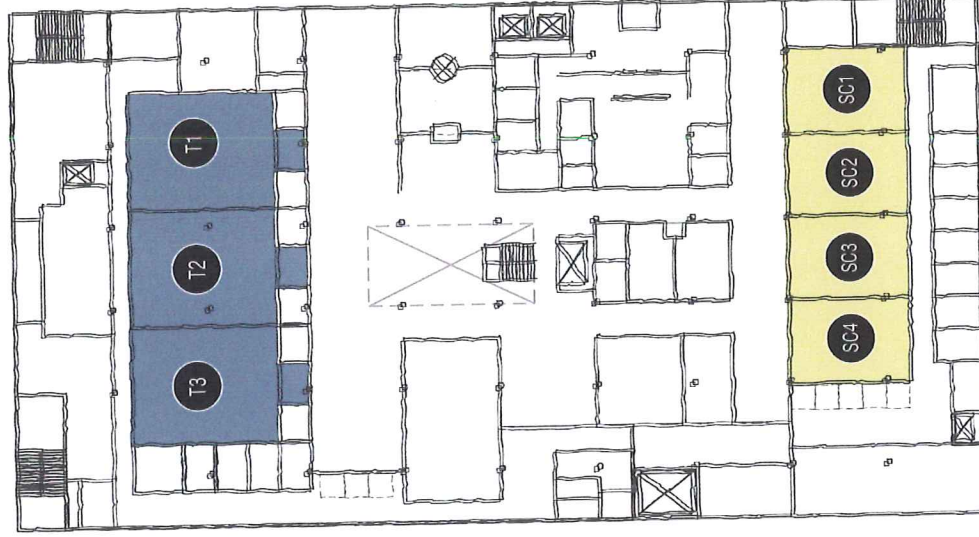


polk county justice center annex

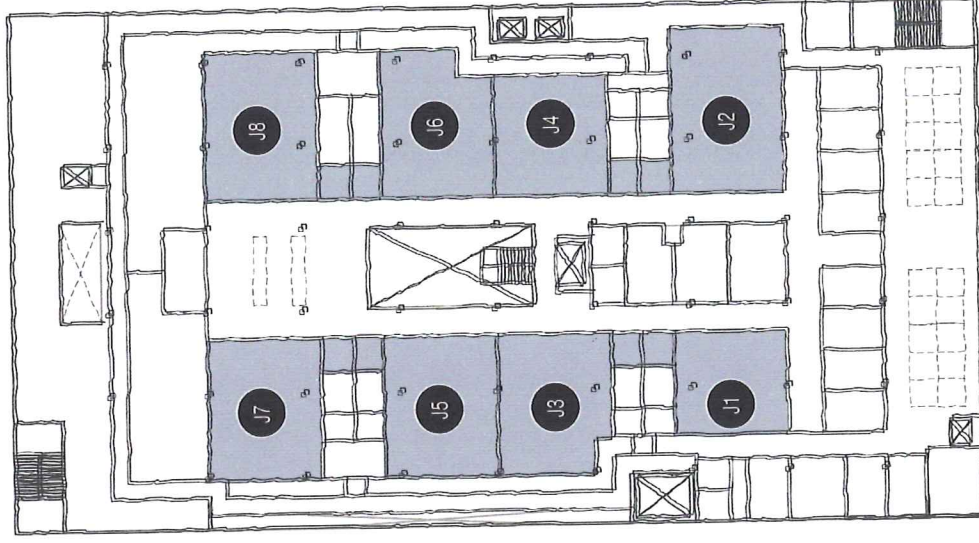


polk county justice center annex

FIRST FLOOR

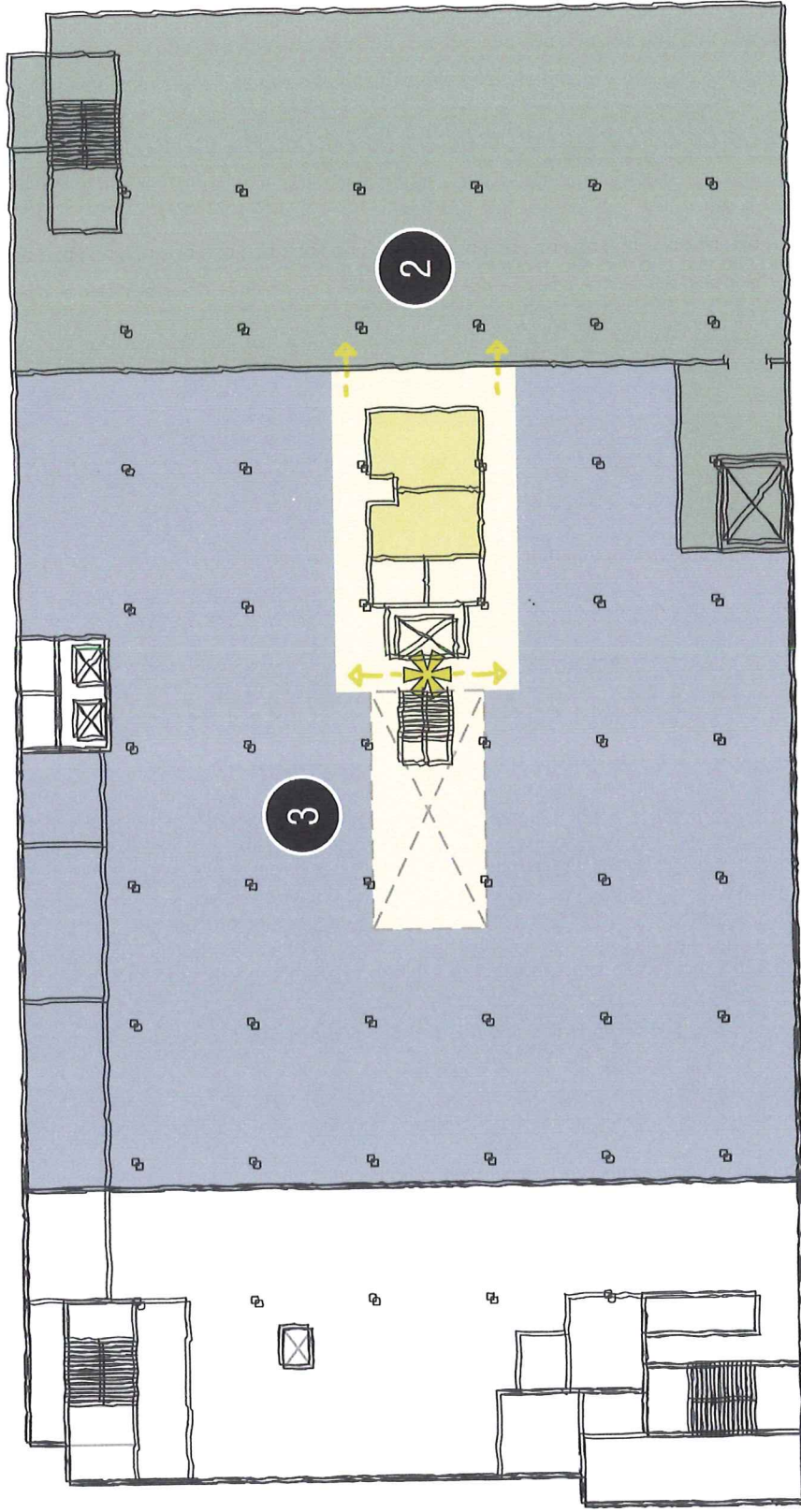


SECOND FLOOR



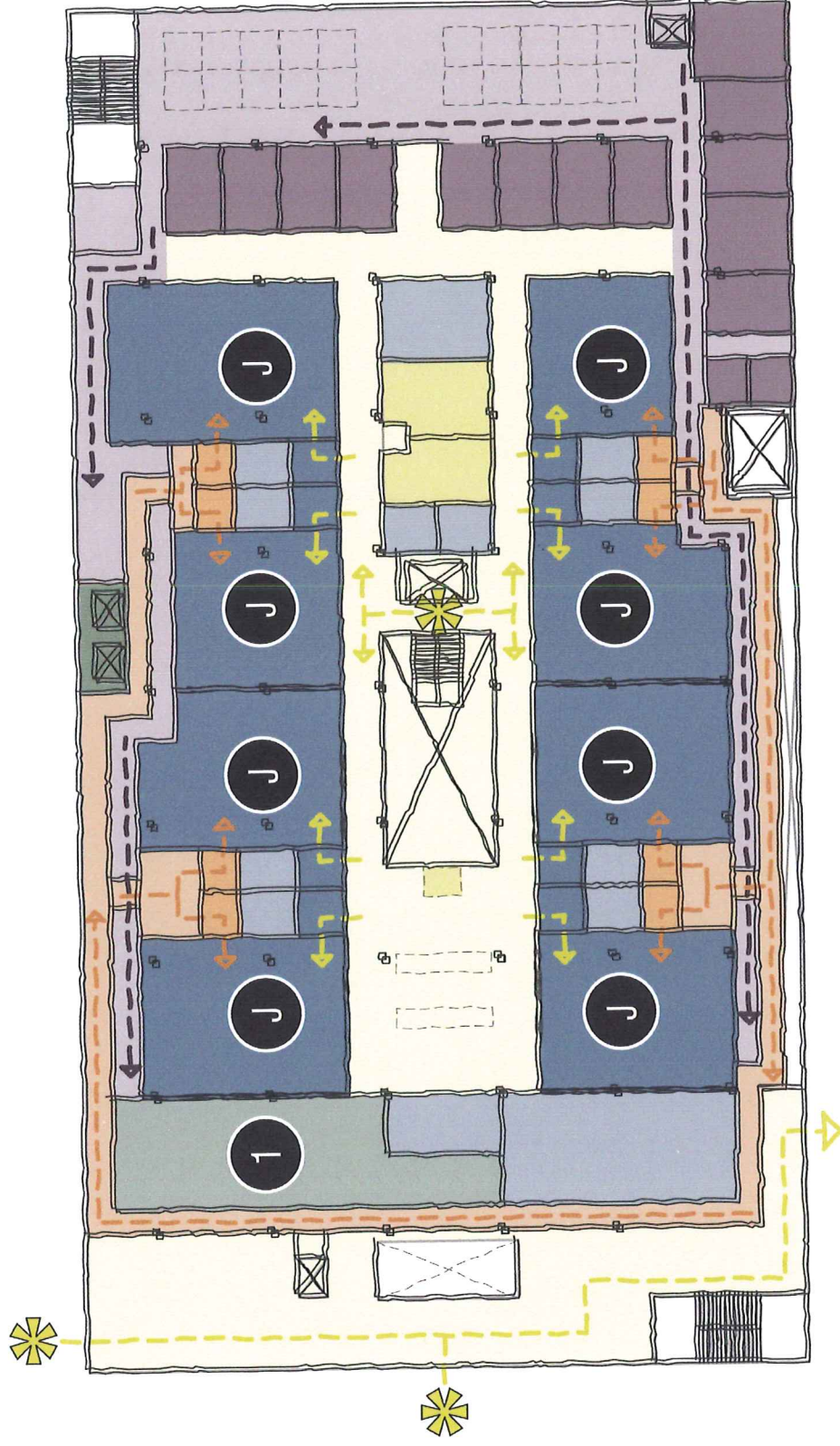
Label	Courtroom Type	Number of Spectator Seats Provided	Proposed Square Footage
SECOND FLOOR			
J1	Juvenile	15-20	1,080
J2	Juvenile	15-20	1,680
J3	Juvenile	15-20	1,400
J4	Juvenile	15-20	1,250
J5	Juvenile	15-20	1,400
J6	Juvenile	15-20	1,400
J7	Juvenile	15-20	1,400
J8	Juvenile	15-20	1,500
SC1	Small Claims	20-30	900
SC2	Small Claims	20-30	900
SC3	Small Claims	20-30	900
SC4	Small Claims	20-30	900
T1	Traffic	100	1,800
T2	Traffic	100	1,800
T3	Traffic	100	1,800
FIRST FLOOR			

polk county justice center annex



- | | | | |
|-----------|--------------------|----------|----------------------------------|
| J | juvenile court | 2 | clerk of court record storage |
| SC | small claims court | 3 | juvenile court services |
| T | traffic court | 4 | polk county attorney |
| 1 | clerk of court | 5 | polk county attorney collections |

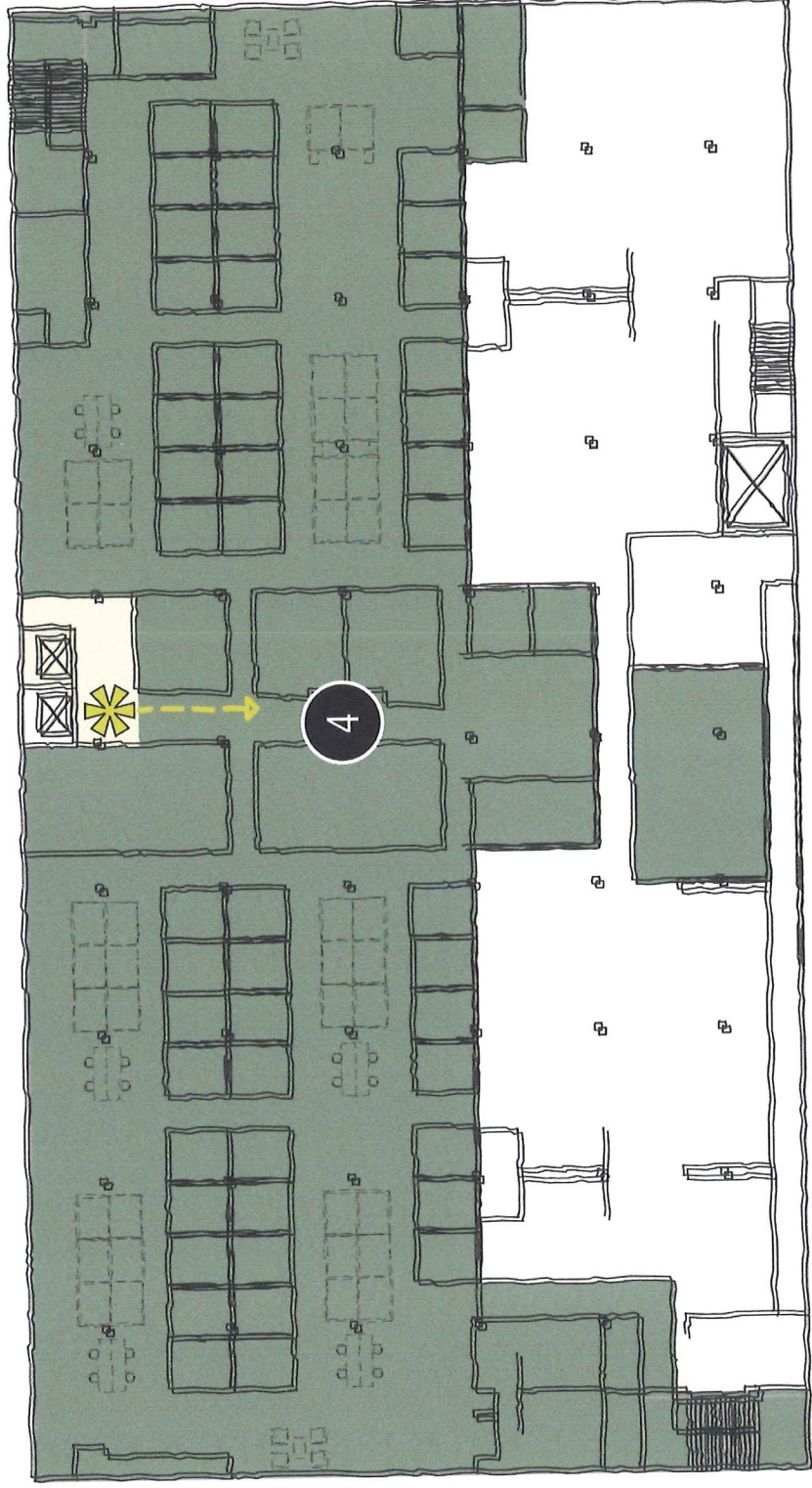
polk county justice center annex



- J juvenile court
- SC small claims court
- T traffic court
- 1 clerk of court

- 2 clerk of court record storage
- 3 juvenile court services
- 4 polk county attorney
- 5 polk county attorney collections

polk county justice center annex



- | | | | |
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polk county justice center annex



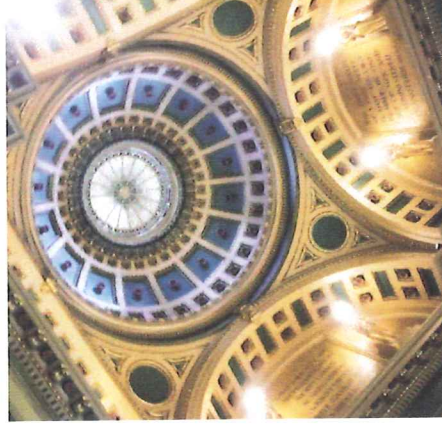
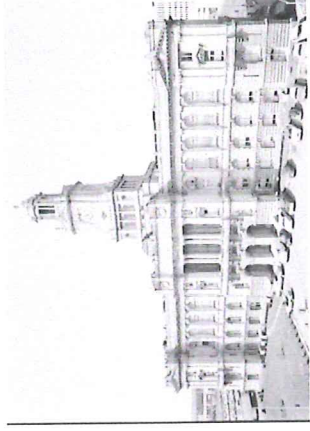
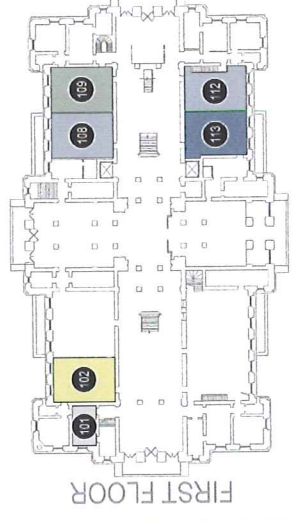
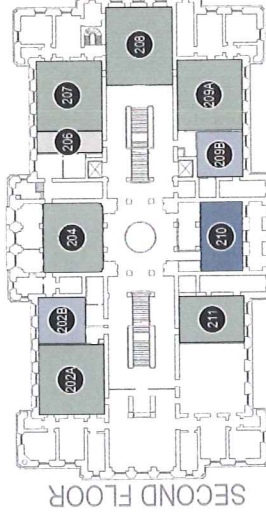
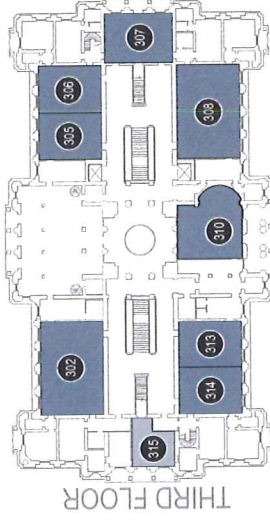
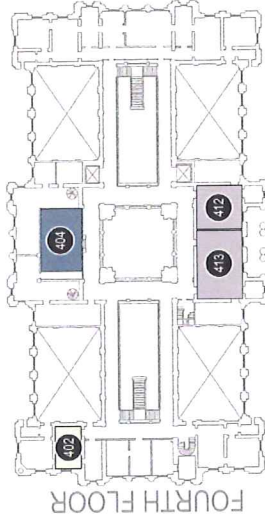
existing



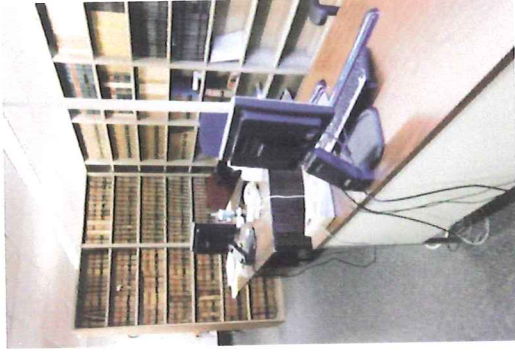
proposed

courthouse existing conditions

	Courtroom Label	Courtroom Usage / Jurisdiction	Number of Spectator Seats Provided	Existing Square Footage
FOURTH	402	Probate	10	240
	404	General Trials	16	798
	412	Family Law	5	360
	413	Family Law	5	504
THIRD	302	General Trials	72	1,632
	305	General Trials	8	816
	306	General Trials	8	816
	307	General Trials	20	936
	308	General Trials	72	1,632
	310	General Trials	50	952
	313	General Trials	8	816
	314	General Trials	6	816
	315	Juvenile	10	456
	202A	Criminal	36	1,224
SECOND	202B	Juvenile	18	600
	204	Criminal	42	1,116
	206	DAJ Hearings	2	374
	207	Criminal	36	864
	208	Criminal	64	1,512
	209A	Criminal	48	1,224
	209B	Juvenile	10	575
	210	General Trials	10	888
	211	Criminal	12	816
	101	DAJ Hearings	2	308
FIRST	102	Traffic	36	840
	108	Juvenile	27	840
	109	Criminal	27	840
	112	Juvenile	27	612
	113	General Trials	27	816



courthouse deficiencies

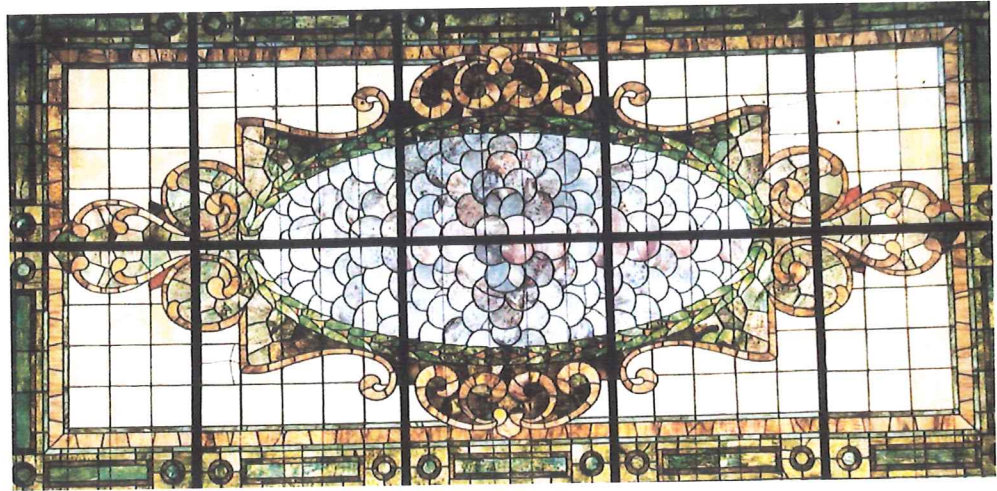
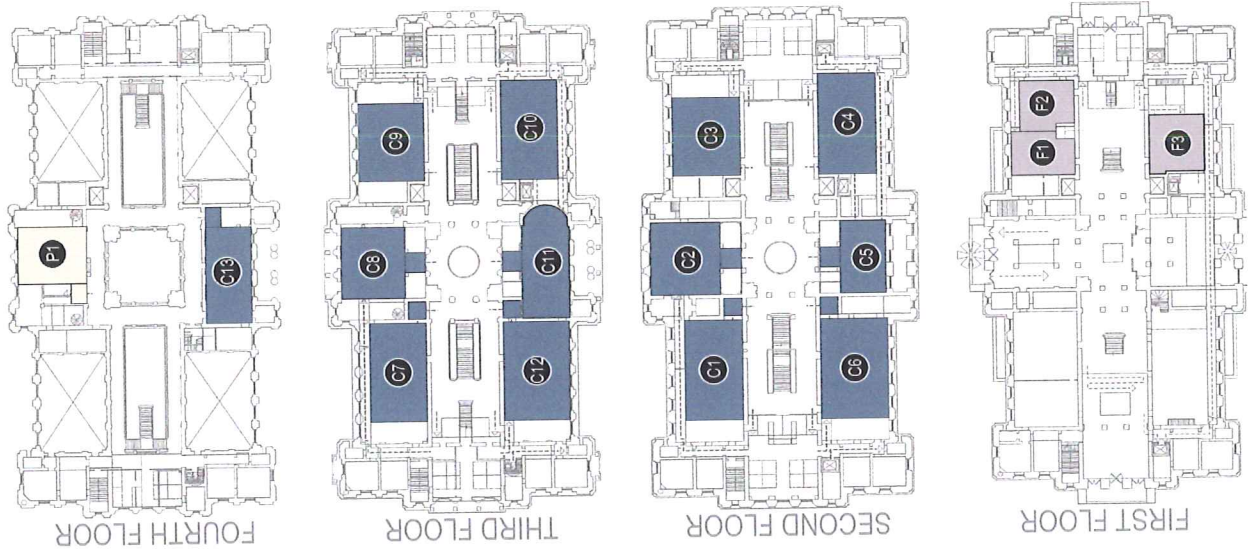


courthouse deficiencies

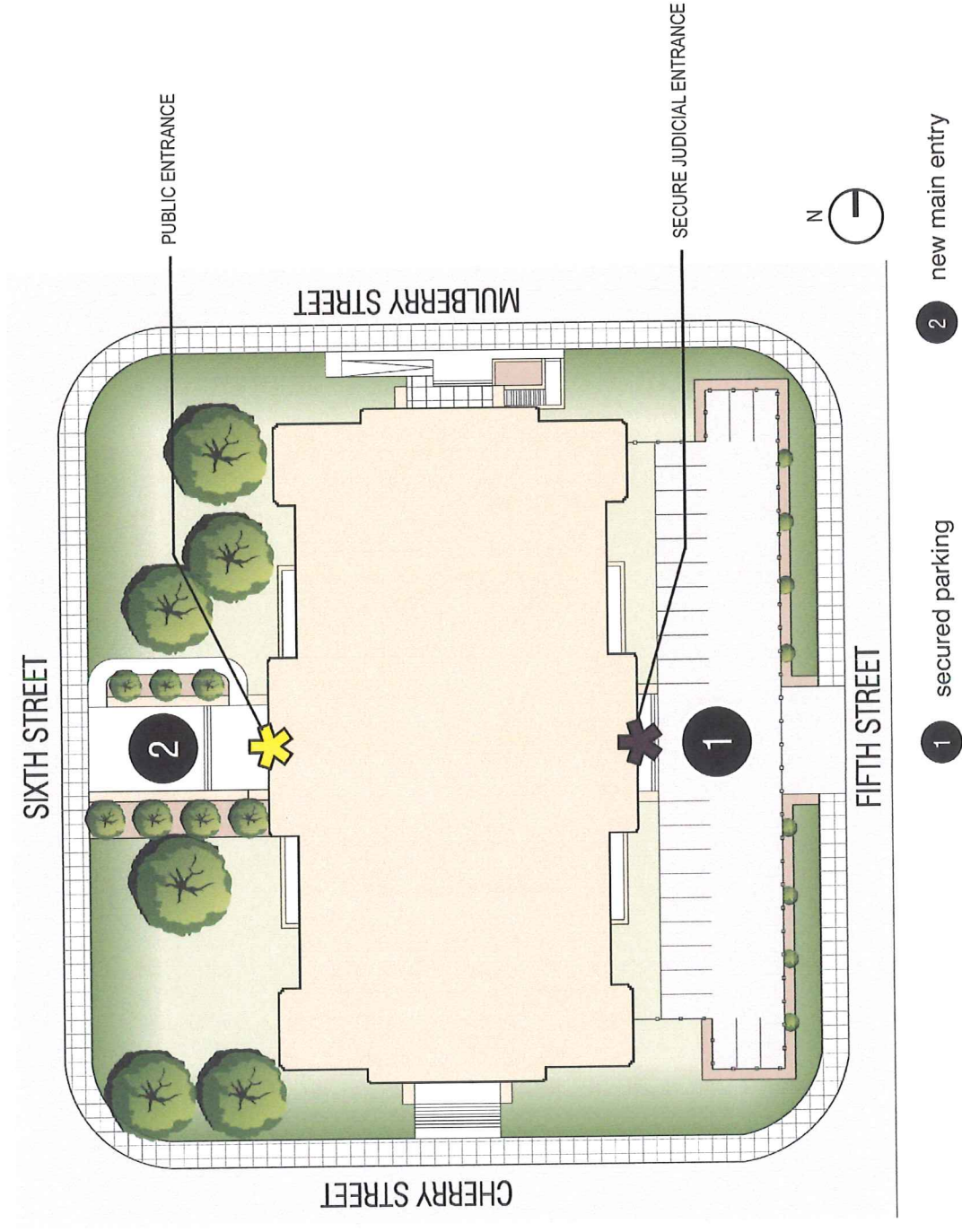


historic courthouse renovations

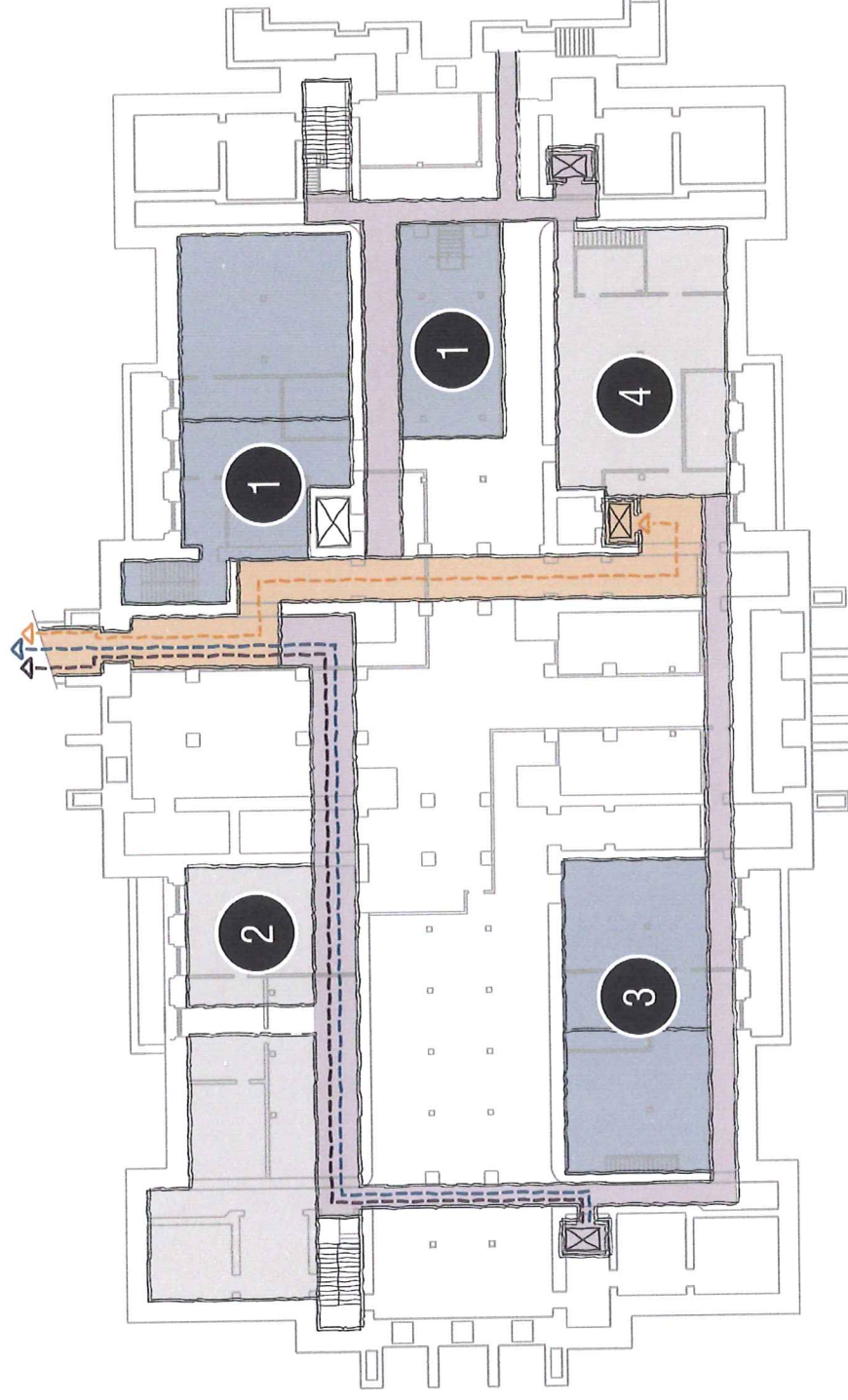
Label	Courtroom Type	Number of Spectator Seats Provided	Proposed Square Footage
FOURTH	P1 Probate	20	1,000
	C13 Civil	35-40	1,100
THIRD	C7 Civil	40-50	1,475
	C8 Civil	30-40	1,200
	C9 Civil	30-40	1,250
	C10 Civil	40-50	1,400
	C11 Civil	40	1,350
	C12 Civil	70-80	1,725
	C1 Civil	40-50	1,475
	C2 Civil	30-40	1,275
SECOND	C3 Civil	30-40	1,275
	C4 Civil	40-50	1,400
	C5 Civil	20-30	850
	C6 Civil	70-80	1,725
	F1 Family	20	750
FIRST	F2 Family	20	750
	F3 Family	20	900



historic courthouse renovations



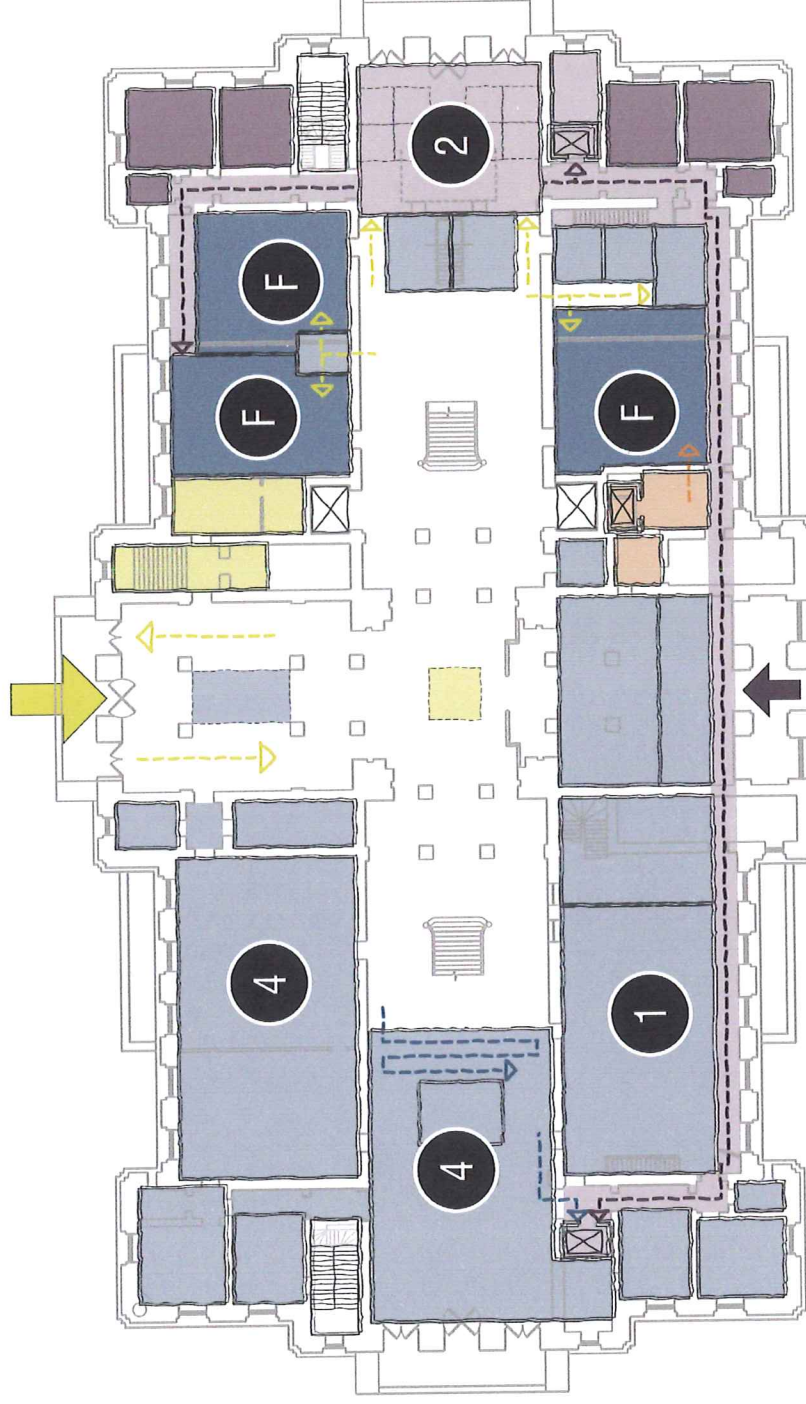
historic courthouse renovations



- 1 icis
- 2 maintenance
- 3 storage
- 4 break room

B

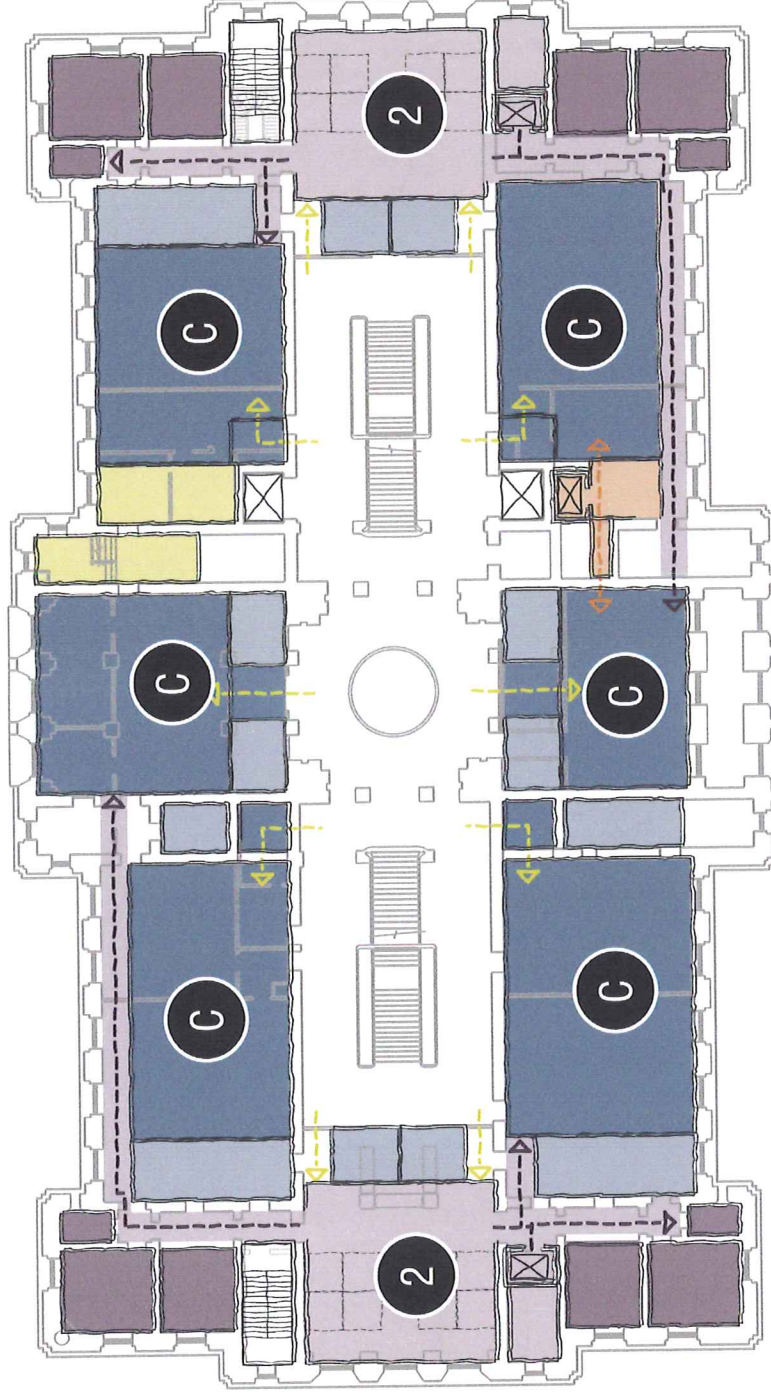
historic courthouse renovations



- | | | | |
|---|----------------|---|----------------------|
| C | civil court | 2 | collegial chambers |
| F | family court | 3 | court administration |
| P | probate court | 4 | jury assembly |
| 1 | clerk of court | | |

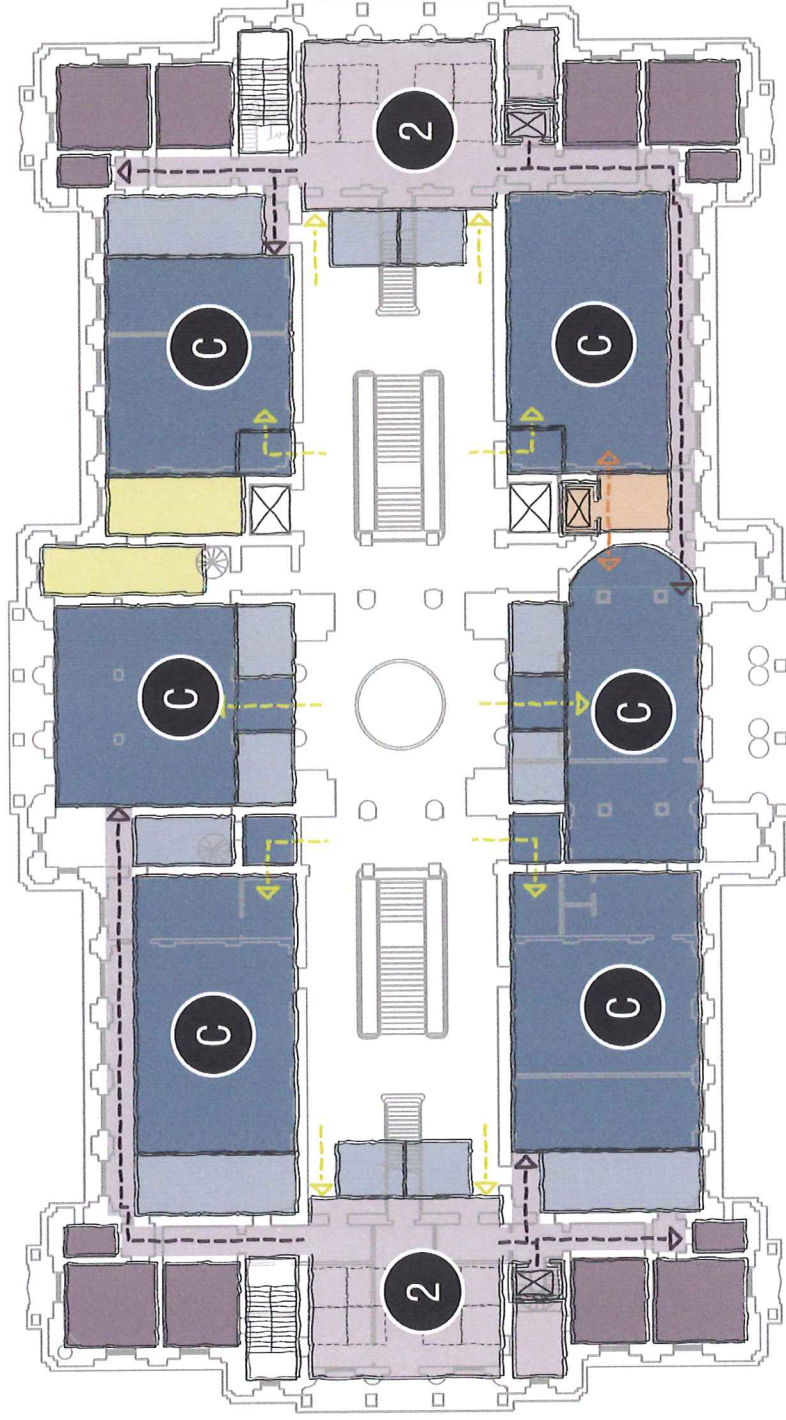
F1

historic courthouse renovations



- C civil court
- F family court
- P probate court
- 1 clerk of court
- 2 collegial chambers
- 3 court administration
- 4 jury assembly

historic courthouse renovations



- C** civil court
- F** family court
- P** probate court
- 1** clerk of court
- 2** collegial chambers
- 3** court administration
- 4** jury assembly

historic courthouse renovations



- C** civil court
- F** family court
- P** probate court
- 1** clerk of court
- 2** collegial chambers
- 3** court administration
- 4** jury assembly

phasing + cost

Nathan - David

Feed back re Wellmark
 per type courtroom use.
 Issues - phasing - construction details, price

PROJECT PHASING AND COST SUMMARY		PHASE ONE		PHASE TWO		PHASE THREE		PHASE FOUR	
	Project Cost	\$2,250,000 2013		\$20,900,000 2014 2015		\$29,386,072 2016 2017		\$29,600,000 2018 2019 2020 2021	
Polk County Justice Center Annex (Former JC Penney/ Wellmark Building)									
Building Acquisition	\$500,000								
Polk County Attorney's Office - F3	\$1,750,000								
Clerk of Courts Record Storage - FB	\$200,000								
Historic Courthouse (Priority Renovations)									
Exterior Restoration	\$2,500,000								
Secure Circulation + Relocate Main Entry	\$1,500,000								
Polk County Justice Center Annex (Floors B1/12 and Exterior Renovations)	\$16,700,000								
Criminal Court Annex (Old Main Jail Renovation)	\$29,386,072								
Historic Courthouse (Civil Court Renovations)	\$29,600,000								
TOTAL	\$82,136,072								
				TOTAL PHASE 2/3/4				\$79,886,072	



2 years escalation added

1 year escalation added

6 years escalation added